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SPECIAL WARRANTY DEED

JANICE MAINHARDT, Grantor, as of the 3rd day of February, 1986, conveys and specially warrants unto VIRGINIA PAYNE, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

An undivided one-half interest being all of Grantor's interest, in and to the following described property:

Lot 1 in Block 32 of Hot Springs Addition to the City of Klamath Falls, Klamath County, Oregon

SUBJECT TO THE FOLLOWING LAW:

"This Instrument will not allow use of the property described in this Instrument in violation of applicable land use laws and regulations. Before signing or accepting this Instrument, the Person acquiring fee title to the property should check with the appropriate City or County Planning Department to verify approved uses." ORS 93.040
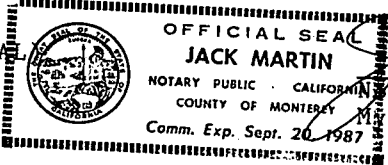
The true and actual consideration for this transfer is $30,000.00.

WITNESS Grantor's hand as of the date first herein written.

Janice Mainhardt
Janice Mainhardt

STATE OF CALIFORNIA)
) SS
County of Monterey   )

On this 4th day of February, 1986, personally appeared the above named Janice Mainhardt and acknowledged the foregoing instrument to be her voluntary act and deed. BEFORE ME:

(SEAL)

OFFICIAL SEAL
JACK MARTIN
NOTARY PUBLIC - CALIFORNIA
COUNTY OF MONTEREY
Comm. Exp. Sept. 20 1987

Jack Martin
Notary Public for said State and County
My commission expires:

Until a change is requested all Tax Statements shall be sent to the following address:

Virginia Payne
1244 N. Eldorado
Klamath Falls OR 97601

After recording return to:

Virginia Payne
1244 N. Eldorado
Klamath Falls OR 97601

WM. GANONG
LAWYER
P.O. BOX 87
KLAMATH FALLS, OREGON
97601 - 0003
PHONE: (503) 882-7228